

TRANSFER
TAX
PAID

56-26

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT I, Leslie D. Doolittle of 59 Johnson Heights, Waterville, County of Kennebec and State of Maine, for consideration paid, grant to Francis O. Moulton, Jr. of 67 Oak Street, Waterville, County of Kennebec and State of Maine, with **WARRANTY COVENANTS,**

003694

A certain lot or parcel of land, with the buildings thereon, situated on Johnson Heights, in said Waterville, County of Kennebec and State of Maine and bounded and described as follows, to wit;

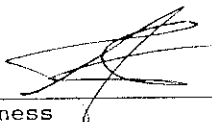
The westerly half of lot numbered fifty-nine (59) as bisected by a line drawn in a generally north and south direction, and all of lot numbered sixty-one (61) constituting a continuous frontage on Johnson Heights of 105 feet. All is shown on the plan of Johnson Heights Extension, prepared by Harry E. Croen, Civil Engineer, on April 10, 1947 and recorded in the Kennebec Registry of Deeds in Book 15, Page 50. The above described land as stated above, has a 4 frontage of 105 feet on Johnson Heights and is 100 feet deep.

This conveyance is subject to the following restrictions, which are to run with the land, to wit;

No building other than a private dwelling house for not over one family occupancy together with private garage for use by occupants of house shall be erected upon said premises. No part of any building shall be placed nearer than 35 feet from the line of any street, provided, however, that porticoes projecting not over 3 feet, steps and bay windows are to be allowed on said reserved space. No part of any building shall be placed nearer than 8 feet from any sideline. No double decked porches may be built on any house. Said dwelling, house and garage shall cost not less than fifteen thousand (15,000.00) dollars. The garage, unless built as a part of the house, shall be set back at least 60 feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than seventy (70) feet frontage on the street. The final grade of the lot facing the street shall be not over 3 feet above the top surface of the center line of the street when completed, and the top of the foundation wall of the house erected on said lot shall not be over 4 feet above the top surface of said center line of the street.

Meaning and intending to convey and hereby conveying the same premises conveyed to Leslie D. Doolittle by of Gary G. And Pamela R. Rasmussen dated December 11, 1992, recorded in the Kennebec County Registry of Deeds in Book 4294, Page 292.

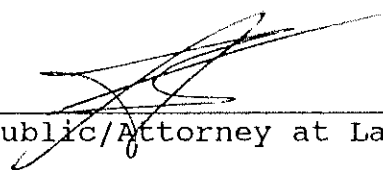
IN WITNESS WHEREOF, I have hereunto set my hand this 21st day of February, 1995.


Witness
Leslie D. Doolittle

56-26

STATE OF Maine
COUNTY OF Kennebec

On this 21st day of February, 1995, personally appeared the above-named Leslie D. Doolittle, and acknowledged the foregoing to be her free act and deed.




Notary Public/Attorney at Law

My Commission Expires:

ANDREW R. SARAPAS
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES FEBRUARY 7, 1996

RECEIVED KENNEBEC SS.

95 FEB 23 AM 11:50

ATTEST: 
REGISTER OF DEEDS